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# BILL BANNISTER

Sales & Lettings



## An Kernyk Bridge Road

Illogan, Redruth, TR16 4SA

**Guide price £237,500**



Situated in a popular location, this lovely character cottage benefits from very well presented accommodation. It has two bedrooms, a lounge with a wood burning stove, a fitted kitchen/diner and a first floor bathroom. The property is double glazed and this is complemented by electric heating. Externally there are lovely well stocked gardens with a workshop and a timber store plus the bonus of parking for one vehicle.





This property really is of great credit to the owner and it is very well presented. In our opinion it has been finished to a good standard and offers character accommodation combined with modern facilities. The owner has installed double glazing to the front elevation and the property has just had an exterior re-paint. Internally a hallway leads through to a sitting room with a wood burning stove and one wall picked out in natural stone. The kitchen/diner is fitted with a good range of units to include a fitted oven and there is extra cupboard space under the stairs. To the first floor there are two bedrooms with the front one being of generous, light proportions and it is enhanced by a new bow windowed double glazed unit. There is also a bathroom with a shower. Externally the gardens are very well presented by the vendor and thoughtfully laid out. There is a workshop plus a timber store and off road parking for one vehicle. The whole property is now double glazed and this is complemented by modern electric heaters including one Dimplex heater. The chimney has been repointed and a new flue liner installed. The village of Illogan is served by two convenience stores, a public house and gives access to the north coast, Tehidy Woods and the golf course.

ENTRANCE HALLWAY

Laminate flooring, an electric heater and some shelving.

LOUNGE

11'4" x 14'3" (3.47m x 4.35m)

A lovely room focusing on a picked out stone wall and an inset wood burning stove. Upvc bow window and an open joist ceiling. Electric heater.

KITCHEN

14'0" x 11'5" (4.29m x 3.48m)

Single drainer stainless steel sink unit plus a good array of working surfaces with cupboards and drawers beneath plus a fitted oven, an electric hob and hood with a splash back beneath. Eye level cupboards are provided and there is also useful understairs storage plus shelving in two small alcoves. Deep window sill with a granite top. Spot lighting, concealed downlighters and a door to the outside. Dimplex heater and an additional electric heater.

FIRST FLOOR

BEDROOM 1

15'0" x 8'9" (4.58m x 2.68m)

With a recently installed double glazed bow window. This is a lovely light and airy room of generous proportions. Electric heater.

BEDROOM 2

9'11" x 12'7" (3.03m x 3.85m)

French window to the side and an electric heater.

LANDING

Electric heater. Ceiling mounted circular Drimaster for air circulation and heat if so required. Electric heater, shelves and spot lighting.

BATHROOM

10'11" x 4'11" (3.33m x 1.50m)

Twin grip panelled bath with a tiled surround, an electric shower and a screen. Pedestal wash hand basin and a low level wc. Airing cupboard with a hot water cylinder. Electric heater, extractor fan and further wall tiling.

OUTSIDE

There is an area of garden to the front and side access to an off road parking space. The side garden is laid to lawn with various borders and a pebbled path. There is a raised area laid to astro turf and is an attractive feature of the property. There is an outside tap and an external electric point. A garden shed is offered together with a workshop that has been lined with power connected.

DIRECTIONS

From our office in Redruth take the main road towards the north coast at Portreath. Upon entering Bridge turn left skirting in front of the public house and at the top of the hill you are now in Bridge Road. Continue along to the very end and An Kernyk will be found on the left identified by a For Sale board.

AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: B.

SERVICES

Mains drainage, mains water, mains electricity. Electric heating.

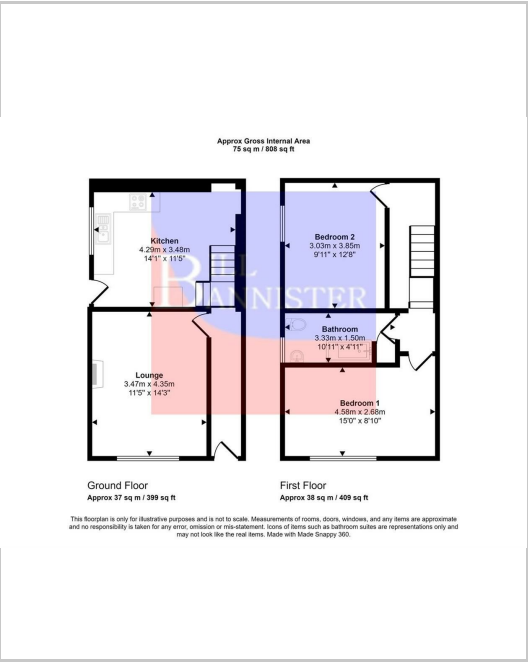
Broadband highest available download speeds - Standard 12 Mbps, Superfast 70 Mbps (sourced from Ofcom).

Mobile signal Indoors - EE Limited, Three Limited, O2 Likely, Vodafone Likely (sourced from Ofcom).

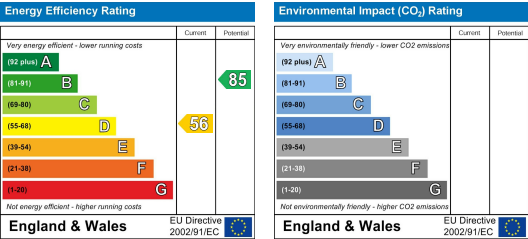
Area Map



Floor Plans



Energy Efficiency Graph



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